

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 18 | | HAMILTON RD, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|-----------------|--------|-------|------------|
| Owner 1: | KATES MICHAEL S | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 21 GREYSTONE CT | | | |
| Street 2: | | | | |
| Twn/City: | BURLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: N |
| Postal: | 01803 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-----------------------|--------|--|
| Owner 1: | FELOS ANTHONY III - | | |
| Owner 2: | - | | |
| Street 1: | 18 HAMILTON ROAD #102 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|----------------|-------|--|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|----------------|-------|--|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 404,600 | | | 404,600 | | 144613 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.000 | 404,600 | | | 404,600 | Entered Lot Size | |
| Total Parcel | 0.000 | 404,600 | | | 404,600 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 477.69 | /Parcel: | 477.6 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 393,100 | 0 | . | | 393,100 | 393,100 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 383,000 | 0 | . | | 383,000 | 383,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 316,400 | 0 | . | | 316,400 | 316,400 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 283,700 | 0 | . | | 283,700 | 283,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 283,700 | 0 | . | | 283,700 | 283,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 266,200 | 0 | . | | 266,200 | 266,200 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 236,900 | 0 | . | | 236,900 | 236,900 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 236,900 | 0 | . | | 236,900 | 236,900 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]


ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 11/5/2018 | Mail Update | MM | Mary M |
| 12/11/2017 | Measured | DGM | D Mann |
| 10/26/2000 | Hearing N/C | 163 | PATRIOT |
| 5/6/2000 | | 197 | PATRIOT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 144613 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | |
|---------------|------------------|--------|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | | | |

| | | | |
|-----------|---|---------|---------|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1985 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdicth: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | |
|---------|---------|---------|
| Kits: 1 | Rating: | Average |
| A Kits: | Rating: | |
| Frpl: 0 | Rating: | Average |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | R - Rear |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 0.762099981 |
| Name: | 35 - 6050 |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|----|------|---|---|----|------|----|------|------|------------|------|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | # Units: 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | | RM | s: 4 | | | BR | s: 2 | | Bath | s: 1 | | HB 0 |

REMODELING

| | | |
|---|------------|--|
| | Exterior: | |
| | Interior: | |
| % | Additions: | |
| % | Kitchen: | |
| % | Baths: | |
| % | Plumbing: | |
| % | Electric: | |
| % | Heating: | |
| % | General: | |

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

| | | | |
|---------------|----------------|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

DEPRECIATION

| | | | |
|-------------|--------------|------|---|
| Phys Cond: | AV - Average | 20.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 20.4 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 320.00 |
| Size Adj.: | 1.20838261 |
| Const Adj.: | 1.04957998 |
| Adj \$ / SQ: | 405.854 |
| Other Features: | 32796 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.35000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 508349 |
| Depreciation: | 103703 |
| Depreciated Total: | 404646 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
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| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Before Depr: | 547.90 | |
| Special Features: | 0 | Val/Su Net: | 477.69 | |
| Final Total: | 404600 | Val/Su SzAd | 477.69 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|--------------|-----------|-----------|--------------|
| GLA | Gross Liv Ar | 847 | 405.850 | 343,750 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Net Sketched Area: | | 847 | Total: | 343,750 |
| Size Ad | 847 | Gross Are | 847 | FinArea |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|-------------|-----------|---------|-----------|----|-------|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| 8 | | | | | | |
| 7 | | | | | | |

IMAGE

